

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE PROPERTY FROM THE AG-1 (AGRICULTURAL) DISTRICT  
TO THE R-3A (SINGLE FAMILY DWELLING) DISTRICT, PROPERTY LOCATED AT 7820  
WOODALL FERRY ROAD, 7830 WOODALL FERRY ROAD, AND WOODALL FERRY ROAD  
(06 0312LL025)**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on January 16, 2007 at 7:00 p.m. as follows:

**SECTION 1.** That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following property located at **7820 Woodall Ferry Road, 7830 Woodall Ferry Road, Woodall Ferry Road (06 0312LL025)**, consisting of a total of approximately 4.87 acres, be changed from the AG-1 (Agricultural) District to the R-3A (Single Family Dwelling) District with conditions, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 312 of the 6<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

**SECTION 3.** That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

**SECTION 4.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

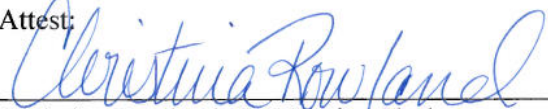
**SECTION 6.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

**ORDAINED** this the 16<sup>th</sup> day of January, 2007.

Approved:

  
Eva Galambos, Mayor

Attest:

  
Christina Rowland, CMC, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

### **RZ06-048/CV06-034**

**7820 Woodall Ferry Road, 7830 Woodall Ferry Road, Woodall Ferry Road (06 0312LL025)**

The City of Sandy Springs Mayor and City Council approved the rezoning of property owned by Jeanette I. Roper and Robert and Dora Templeton located at 7820 Woodall Ferry Road, 7830 Woodall Ferry Road, Woodall Ferry Road (06 0312LL025). Rezoning petition RZ06-048/CV06-034 to rezone the subject property from AG-1 (Agricultural District) to **R-3A (Single Family Dwelling District)** was approved by the Mayor and City Council at the January 16, 2007 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Eight (8) single family residential lots at a density of 1.64 units per acre.
  - b. The minimum heated floor area per dwelling unit shall be 4,000 square feet.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated December 12, 2006. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance, the Development Standards contained therein, and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
3. To the owner's agreement to provide the following site development standards:
  - a. The owner/developer shall dedicate twenty-five (25) feet of right-of-way from centerline on Nesbit Ferry Road along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - b. The removal of two (2) specimen trees (Trees C-D) as shown on the site plan received by the Department of Community Development received December 12, 2006 (CV06-034).
  - c. To a twenty-five (25) foot side yard setback and a forty (40) foot rear yard setback along all property lines abutting property zoned AG-1 (Agricultural District) and along Nesbit Ferry Road.



LOT INFO	
CURRENT ZONING	AG-1
PROPOSED ZONING	RS-3
PROPOSED DENSITY	1.64
AREA ROADWAY	15,337.11 sq. ft.

LOT # LOT SIZE (S.F.)	
1	21,311.81
2	21,311.81
3	21,311.81
4	21,311.81
5	21,311.81
6	21,311.81
7	21,311.81
8	21,311.81

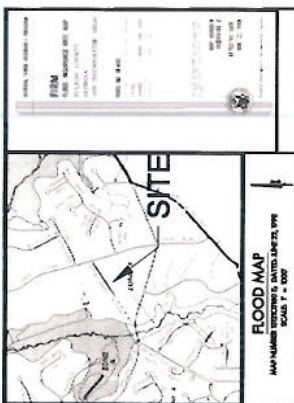
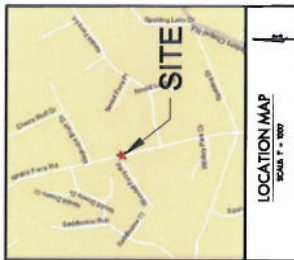
NOTE: HOUSE FOOTPRINTS  
REPRESENT TWO STORY  
HOMES OF 5,800 SQUARE FEET.

TREES TO BE REMOVED:	
SIZE	TYPE
24"	PINE (A)
24"	PINE (B)
24"	PINE (C)
24"	PINE (D)
24"	HARDWOOD (D)



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**Wood Partners Inc.**  
LAND DEVELOPMENT  
**WPI + ALTAMIRA**  
BUILDING AND COMMUNITY DEVELOPMENT



**SITE PLAN**  
NESBIT FERRY ROAD SUBDIVISION  
SANDY SPRINGS, GEORGIA  
LAND LOT 312 DISTRICT 6  
DECEMBER 2006

**LEGAL DESCRIPTION FOR BOUNDARY OF WOODALL FERRY ROAD**  
7830 Woodall Ferry Road

ALL THAT TRACT OR PARCEL OF LAND laying and being in Land Lot 312 the 6<sup>th</sup> District of City of Sandy Springs, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at a point of the intersection of westerly Right-of-Way of Nesbit Ferry Road (50'ROW), and southerly Right-of-Way of Woodall Ferry Road (30'ROW), set being the POINT OF BEGINNING; thence going South 12 degrees 34 minutes 0 seconds East a distance of 231.00 feet to a point; thence South 68 degrees 45 minutes 18 seconds West a distance of 251.42 feet to a point; thence South 26 degrees 30 minutes 13 seconds East a distance of 181.70 feet to a point; thence South 73 degrees 30 minutes 30 seconds West a distance of 271.24 feet to a point; thence North 30 degrees 46 minutes 42 seconds West a distance of 86.10 feet; thence South 57 degrees 47 minutes 11 seconds West a distance of 210.00 feet to a point; thence North 30 degrees 50 minutes 15 seconds West a distance of 210.00 feet to a point; thence North 32 degrees 19 minutes 06 seconds West a distance of 17.73 feet to a point; thence North 60 degrees 03 minutes 28 seconds East a distance of 81.31 feet; thence South 32 degrees 30 minutes 32 seconds East a distance of 17.80 feet; thence North 60 degrees 06 minutes 17 seconds East a distance of 210.11 feet to a point; thence North 58 degrees 47 minutes 41 seconds East a distance of 596.62 feet to a point being the POINT OF BEGINNING.

Said tract contains 4.35 acres as shown on a Site Plan prepared by Estes Shields Engineering, Inc.

RZ 06048

RECEIVED

SEP 05 2006

City of Sandy Springs  
Community Development